

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 46018-11 (MOD)

TENTATIVE MAP DATED 12-30-2014  
EXHIBIT MAP DATED 12-30-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- A revised tentative map and a revised exhibit map are required to label the centerline alignment and its reference document on Skyline Ranch Road along the tract boundary. See attached road checked plan for comments and requirement. For additional information, please call Sam Richards of the Road Unit at (626) 458-4910.

*HW*  
Prepared by Henry Wong  
tr46018-11L-Modification to Recorded Map-rev5.doc  
<http://planning.lacounty.gov/case/view/tr046018-11/>

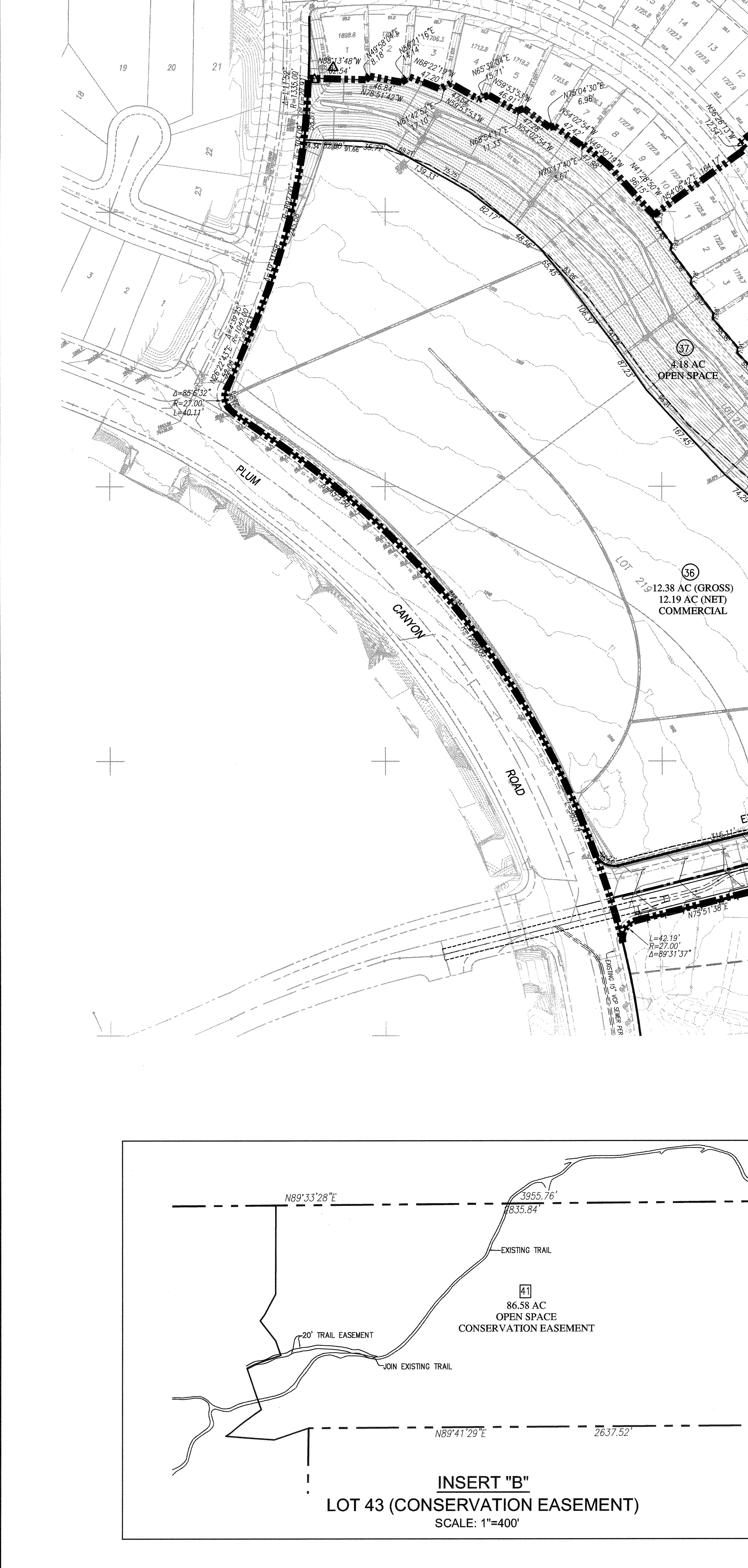
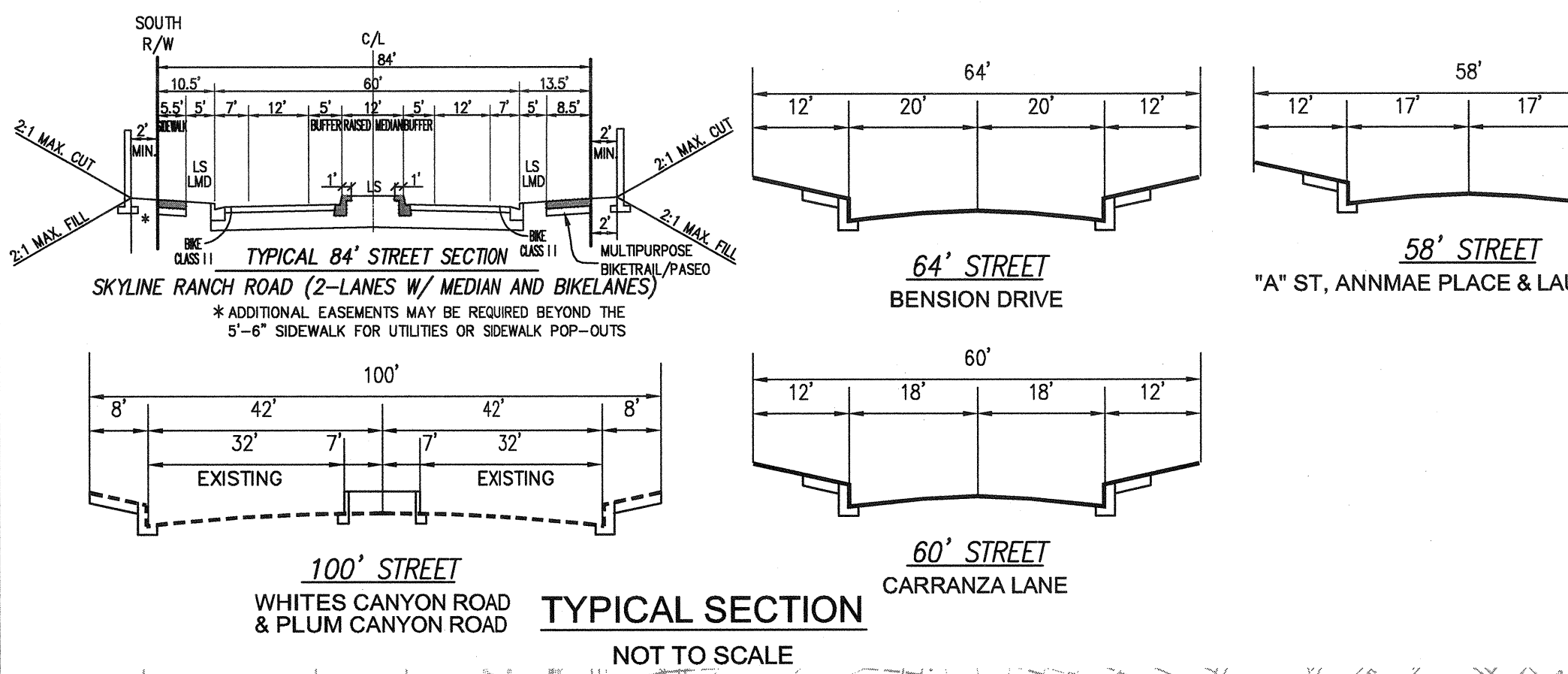
Phone (626) 458-4910

Date 01-28-2015

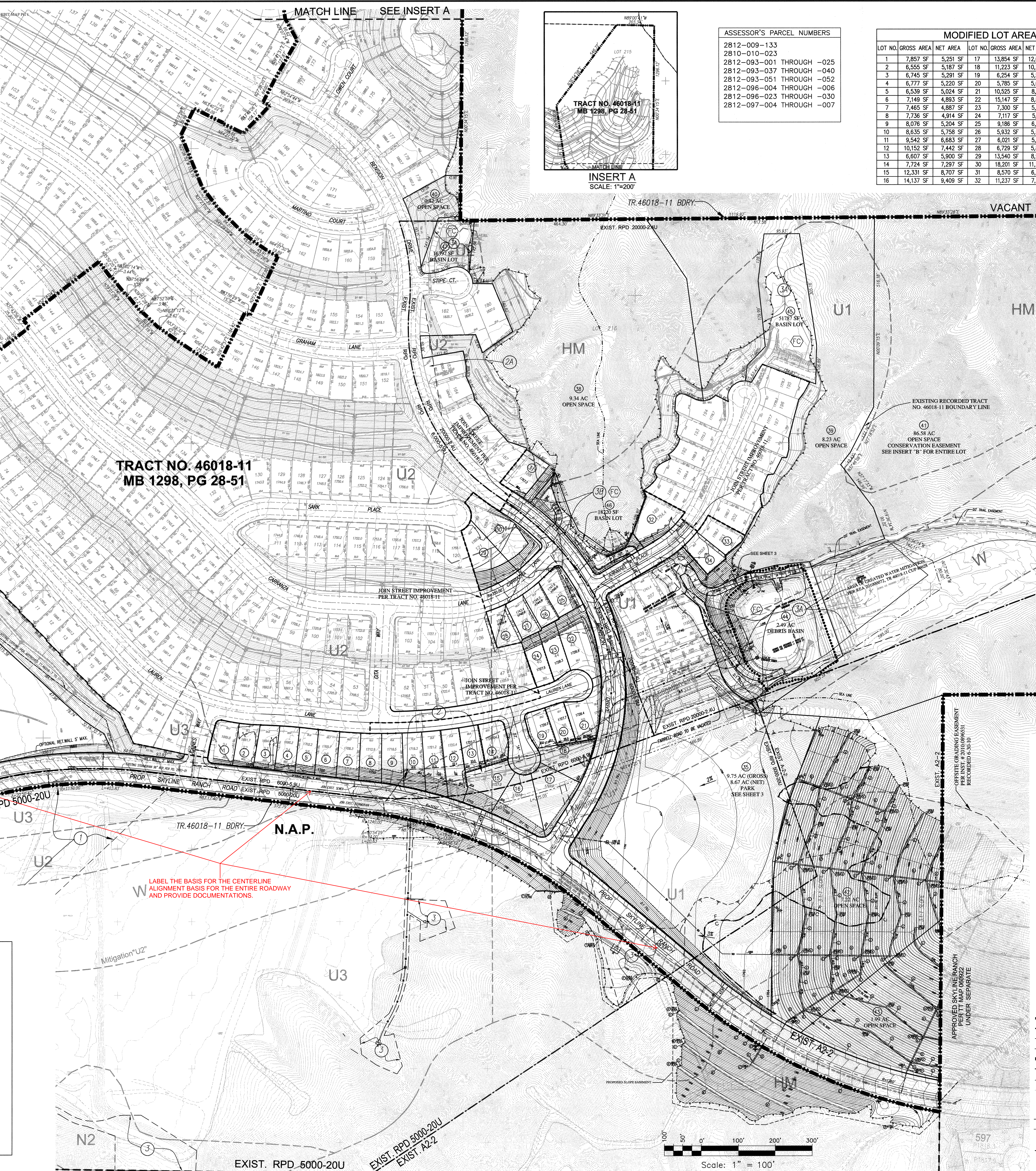


EASEMENTS PER FIDELITY NATIONAL TITLE COMPANY DATED SEPTEMBER 15, 2008 ORDER NO. 9793123				
ITEM NO.	INTEREST HOLDER	PURPOSE	RECORDING INFORMATION	STATUS
1	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	TRACT NO. 46018-02 M.B. 1278-38-49	TO REMAIN
2	COUNTY OF LOS ANGELES	AIRSPACE VISIBILITY	TRACT NO. 46018-11 M.B. 1298-28-51	TO BE ABANDONED
3	COUNTY OF LOS ANGELES	AIRSPACE VISIBILITY	TRACT NO. 46018-11 M.B. 1298-28-51	TO REMAIN
4	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	TRACT NO. 46018-11 M.B. 1298-28-51	TO REMAIN
5	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	TRACT NO. 46018-11 M.B. 1298-28-51	EASEMENT TO BE ABANDONED AND REPLACED BY FEE LOT
6	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	TRACT NO. 46018-11 M.B. 1298-28-51	EASEMENT TO BE ABANDONED AND REPLACED BY FEE LOT
7	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL	TRACT NO. 46018-11 M.B. 1298-28-51	EASEMENT TO BE ABANDONED AND REPLACED BY FEE LOT
8	THE WARNER CABLE INC., A DELAWARE CORPORATION	PUBLIC UTILITIES	5-19-2005 AS INSTRUMENT NO. 05-1178056, O.R. (BLANKET IN NATURE)	TO BE QUITCLAIMED
9	COUNTY OF LOS ANGELES	PUBLIC STREETS	TRACT NO. 46018-11 M.B. 1298-28-51	TO BE VACATED AND RE-DEDICATED

ALL RECORDED EASEMENTS DEDICATED ON TRACT NO. 46018-11 WITHIN THE LIMITS OF THE REVISED TENTATIVE MAP ARE TO BE ABANDONED UNLESS OTHERWISE NOTED.

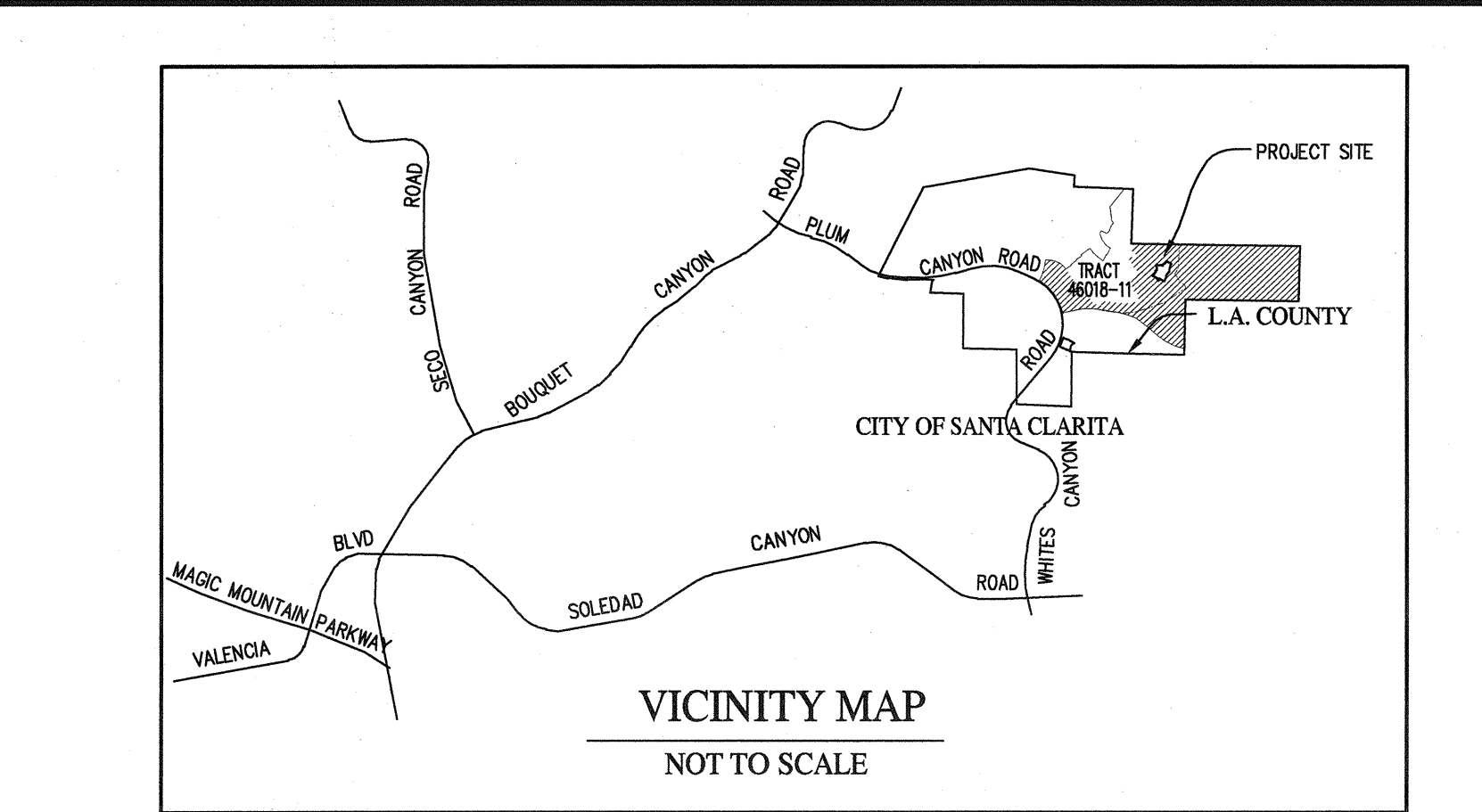


RECEIVED  
DEPT OF REGIONAL PLANNING  
THROUGH ADD TO RECORDED EXHIBIT MAP NO. 1  
DATE: 12/23/14



ASSESSOR'S PARCEL NUMBERS					
2812-009-133	2810-010-023	2812-093-001 THROUGH -025	2812-093-037 THROUGH -040	2812-093-051 THROUGH -052	2812-096-004 THROUGH -006
2812-096-004 THROUGH -006	2812-096-023 THROUGH -030	2812-097-004 THROUGH -007			

MODIFIED LOT AREA SUMMARY					
LOT NO.	GROSS AREA	NET AREA	LOT NO.	GROSS AREA	NET AREA
1	7,857 SF	5,251 SF	17	13,854 SF	12,025 SF
2	6,555 SF	5,187 SF	18	11,223 SF	10,267 SF
3	6,745 SF	5,291 SF	19	6,254 SF	5,503 SF
4	6,777 SF	5,220 SF	20	5,785 SF	5,038 SF
5	6,539 SF	5,024 SF	21	10,525 SF	8,919 SF
6	7,149 SF	4,893 SF	22	15,147 SF	8,805 SF
7	7,465 SF	4,887 SF	23	7,300 SF	5,291 SF
8	7,736 SF	4,914 SF	24	7,117 SF	5,271 SF
9	6,076 SF	5,204 SF	25	9,198 SF	5,157 SF
10	8,635 SF	5,758 SF	26	5,832 SF	5,575 SF
11	9,542 SF	6,683 SF	27	6,021 SF	5,421 SF
12	10,152 SF	7,442 SF	28	6,729 SF	5,889 SF
13	6,607 SF	5,903 SF	29	13,540 SF	8,325 SF
14	7,724 SF	7,297 SF	30	18,201 SF	11,266 SF
15	12,331 SF	8,707 SF	31	8,570 SF	6,405 SF
16	14,137 SF	9,409 SF	32	11,237 SF	7,799 SF



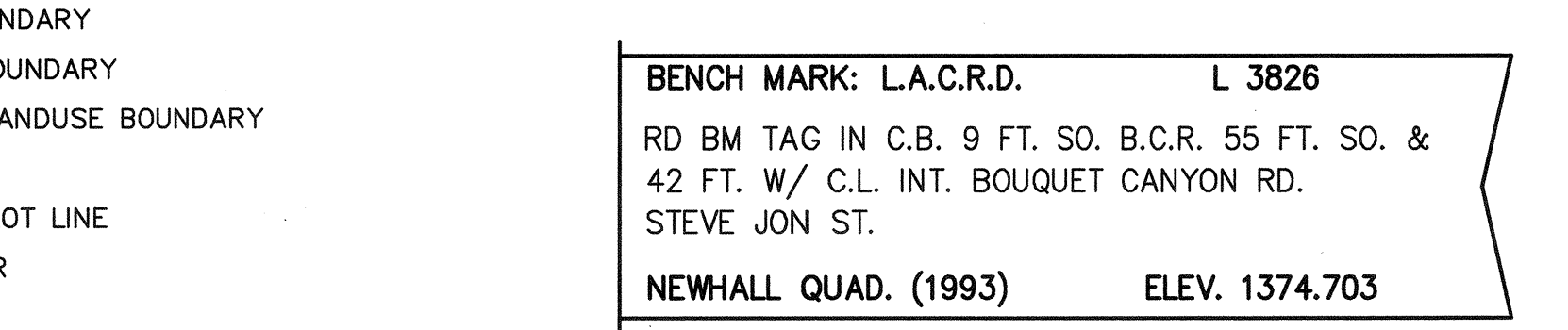
DATA SUMMARY	
ACRES (GROSS)	214.76 AC.
EXISTING ZONING (SCVP)	RPD-6,000-5.8U / RPD-20,000-2.4U / C-2
PROPOSED ZONING (SCVP)	RPD-6,000-5.8U / RPD-20,000-2.4U / C-2
EXISTING GENERAL PLAN (SCVP)	U2, U3, U1, HM, W
PROPOSED GENERAL PLAN (SCVP)	U2, U3, U1, HM, W
EXISTING LAND USE	VACANT/GRADED S.F. LOTS, D. BASIN
PROPOSED LAND USE	SINGLE FAMILY, PARK, D. BASIN

LOT SUMMARY	
APPROVED TRACT 46018-11	
LOTS 1 TO 214	SINGLE FAMILY
LOTS 215 TO 218	OPEN SPACE AND COMMERCIAL
LOT 219	COMMERCIAL
MODIFIED LOTS	
LOT 1-34	SINGLE FAMILY (TOTAL 203)
LOT 35	PARK (TOTAL 1)
LOT 36	COMMERCIAL (TOTAL 1)
LOTS 37-43	OPEN SPACE (TOTAL 7)
LOT 44-47	FLOOD CONTROL BASIN (TOTAL 4)
	(TOTAL 216)

UTILITIES AND SERVICES	
WATER:	SANTA CLARITA WATER COMPANY
SEWER:	LOS ANGELES COUNTY SANITATION DISTRICT - SCV DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY
SCHOOL DISTRICT:	VAL S. HART UNION HIGH SCHOOL DISTRICT AND SAUGUS UNION ELEMENTARY SCHOOL
B & T DISTRICT:	BOUQUET CANYON DISTRICT
AT&T:	AT&T
PHONE DEPARTMENT:	L.A. COUNTY FIRE DEPARTMENT
POLICE DEPARTMENT:	L.A. COUNTY SHERIFFS DEPARTMENT
PARKS:	L.A. COUNTY DEPARTMENT OF PARKS & RECREATION

LEGEND	
TRACT BOUNDARY	EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES PER TRACT NO. 46018-11.
EXISTING ZONE BOUNDARY	
PROPOSED ZONE BOUNDARY	
GENERAL PLAN / LANDUSE BOUNDARY	
CEDA BOUNDARY	
PROPERTY LINE / LOT LINE	
PROPOSED CONTOUR	
EXISTING CONTOUR	
RET. WALL	RETAINING WALL
N.A.P.	NOT A PART
STORMDRAIN	
SEWER	
MODIFIED LOT NO.	
SEA LINE	

- NOTES**
- HILLSIDE LOT MODIFICATION REQUESTED PER SECT. 22.56.205
  - MODIFICATION OF STREET GRADES REQUESTED GREATER THAN 10%
  - ALTERNATE STREET SECTION TO BE USED PER SECT. 21.24.009
  - REQUEST PERMISSION TO ADJUST LOT LINE TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING
  - ASSESSOR PARCEL MAP NO. - SEE TABLE AT LEFT HEREON
  - TOTAL EARTHWORK: CUT: 2,680,000 C.Y. FILL: 2,940,000 C.Y. OF THESE AMOUNTS THE FOLLOWING QUANTITIES ARE OUTSIDE OF THE PRIOR CERTIFIED EIR: CUT: 2,680,000 C.Y. FILL: 2,940,000 C.Y. CUT: 153,500 C.Y. FILL: 389,000 C.Y.
  - THE APPLICANT IS REQUESTING THE RIGHT TO ADJUST STREET AND BUILDING PAD ELEVATIONS UP TO 3 FEET ON THE FINAL GRADING PLAN.
  - TOPS & TOES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
  - REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING
  - HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE COMMON AREAS EXCEPT LOTS 36, 41 TO 43, AND LOT 44. DEBRIS BASIN WILL BE MAINTAINED BY L.A. COUNTY PUBLIC WORKS.
  - TRACT 46018-11, LOTS 1-46, 107-110, 121-122, 188-189, 203-214, 216-219 AND GAINES WAY, MYERS PLACE AND PORTIONS OF FARRELL ROAD, ANNAMIE PLACE, BENSON DRIVE, CARRANZA LANE AND LAUREL LANE TO BE REVERTED TO ACREAGE AND RESUBDIVIDED
  - FUTURE CORNER NEIGHBORHOOD MONUMENT (1) WILL BE REVIEWED THROUGH THE REVISED EXHIBIT "A" PER DRP APPROVAL
  - REQUEST PERMISSION TO PHASE GRADING TO THE SATISFACTION OF DEPARTMENT OF REGIONAL PLANNING AND DEPARTMENT OF PUBLIC WORKS
  - SEC NO. P-270 (PUBLIC WORKS) FOR SKYLINE RANCH ROAD (WHITES CANYON ROAD) FROM SIERRA HIGHWAY TO PLUM CANYON ROAD WAS APPROVED BY LACDPW ON 7/8/2008
  - LOT 36 COMMERCIAL LOT - 3.5 RIGHT OF WAY DEDICATION ALONG SKYLINE RANCH ROAD
  - PUBLIC PARK SHOWN AS LOTS 35 AND 44 WILL BE GRADED AND DEDICATED AS PART OF THIS MODIFIED MAP APPLICATION
  - FARRELL ROAD WILL BE VACATED AS A PART OF THIS MAP
  - REQUEST NO FRONTAGE FOR LOT 44. INGRESS AND EGRESS EASEMENT WOULD BE DEDICATED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR ACCESS PURPOSES
  - LOTS 41 WILL BE DEDICATED AS OPEN SPACE LOT TO THE COUNTY OF LOS ANGELES
  - THE SUBJECT GENERAL PLAN AND ZONING ARE SHOWING APPROVED TENTATIVE TRACT AND RECORDED MAP. THESE ARE SAME AS COMPARABLE ZONING OF ADOPTED OGVV PLAN.



PREPARED FOR:  
**PLUM CANYON MASTER, LLC**  
**TOLL BROTHERS, INC.**  
11280 CORBIN AVE  
PORTER RANCH, CA 93126  
818-332-7216

LEGAL DESCRIPTION:  
LOTS 21 TO 45, 107 TO 110, 121, 122, 188, 189, 203 TO 214, 216 TO 219 OF VESTING TRACT NO. 46018-11, MB 1298-28-51

SOILS ENGINEER & GEOLOGIST  
**ENGE**  
INCORPORATED  
2010 Crow Canyon Pl, Suite 250  
San Ramon, CA 94583  
(925) 866-9000 Phone  
(888) 279-2698 Fax

THE PLANNING CENTER  
1580 METRO DRIVE  
COSTA MESA, CA 92625  
TEL: (714)-966-9220

3	12-23-14	REVISED GRADING NOTE #6 PER DRP & DPW STAFF MEETING	AS	-
2	09-17-14	REVISED PER SUBDIVISION COMMITTEE MEETING DATED 8-28-14	YCL	-
1	12-05-11	REVISED PER SUBDIVISION COMMITTEE MEETING DATED 6-23-11	YCL	BY
DATE	REVISION	DATE	BY	APP
SCALE AS SHOWN	CHK'D BY:	APPROVED BY:	DATE: 11-15-10	W.D. NO. 1038-020-16A SHEET 1 OF 3

**SIKAND**  
Engineering | Planning | Surveying  
15230 Burbank Blvd,  
Van Nuys, CA 91411  
Tel: (818) 787-8550  
Fax: (818) 901-7451  
info@sikand.com

**MAJOR LAND DIVISION**  
MODIFICATION TO THE RECORDED VESTING TRACT NO. 46018-11  
IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY

12/23/14 10:30:34 by Admin  
Revised: 12/23/14 10:30:34 by Admin



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 46018-11 (MOD)

TENTATIVE MAP DATED 12-30-2014

EXHIBIT MAP DATED 12-30-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

*HW*  
Prepared by Henry Wong  
tr46018-11L-Modification to Recorded Map-rev5.doc  
<http://planning.lacounty.gov/case/view/tr046018-11/>

Phone (626) 458-4910

Date 01-28-2015

The following reports consisting of \_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.



6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.
11. Show open space note on the final map and dedicate residential construction rights over the open space lots.
12. Quitclaim or relocate easements running through proposed structures.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.



TENTATIVE MAP DATED 12-30-2014  
EXHIBIT MAP DATED 12-30-2014

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.
17. Comply with all previously approved conditions for Tract No. 46018 to the satisfaction of Public Works.

*HW*

Prepared by Henry Wong  
tr46018-11L-Modification to Recorded Map-rev5.doc  
<http://planning.lacounty.gov/case/view/tr046018-11/>

Phone (626) 458-4910

Date 01-28-2015





**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 46018-11

MODIFIED TENTATIVE MAP DATE: 12/30/2014  
EXHIBIT MAP DATE: 12/30/2014

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

- [X] Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [X] All debris basins will be a fee title lot, unless the basin is shown to be temporary.
- [X] Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- [X] Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- [X] This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
- [X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- [X] Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on May 12, 1989 to the satisfaction of Public Works.
- [X] Comply with the requirements of the revised Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on June 8, 2011 to the satisfaction of Public Works.

Name  Date 01/20/2015 Phone (626) 458-4921  
HAZEL PARAOAN



1. Approval of this map pertaining to grading is recommended.

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively)
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP), if applicable/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
3. If deemed applicable, submit a covenant or a letter of permission to enter and construct.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - GRADING  
TRACT NO. 46018

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TENTATIVE MAP DATED 12-30-2014  
EXHIBIT MAP DATED 12-30-2014

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.



Name Nazem Said Date 1-14-2015 Phone (626) 458-4921  
P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 46018-11\GP 46018-11\2014-12-31 TTR 46018-11 SUBMITTAL



County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

<b>Tentative Tract / Parcel Map</b>	<u>46018-11</u>	<b>Tentative Map Dated</b>	<u>12/30/14 (Mod. to Rec'd Map)</u>	<b>Parent Tract</b>	<u>46018</u>
<b>Grading By Subdivider? [Y] (Y or N)</b>	<u>2,040,000 yd<sup>3</sup></u>	<b>Location</b>	<u>Plum Canyon</u>	<b>APN</b>	
<b>Geologist</b>	<u>ENGEO</u>	<b>Subdivider</b>	<u>Plum Canyon Master, LLC</u>		
<b>Soils Engineer</b>	<u>ENGEO</u>	<b>Engineer/Arch.</b>	<u>Sikand</u>		

**Review of:**

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: 7/12/11 (Rev. 7/14/11), 4/11/11 (Rev. 6/2/11), 11/11/10, 12/17/09  
References: GeoSoils: 8/17/07, 6/5/06

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

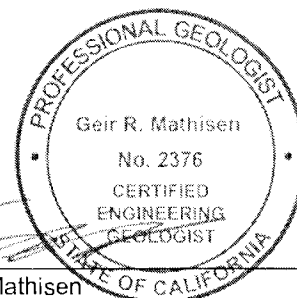
- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Jeremy Wan  
Soils Section



Geir Mathisen  
Geology Section

Date 1/21/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 46018-11 (Mod.)

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TENTATIVE MAP DATED 12-30-2014  
EXHIBIT MAP DATED 12-30-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Submit revisions to the approved Sewer Improvement Plans for Tract 46018-11 (PC11753, dated 11-16-04) reflecting all the changes to sewer service depicted in this modification, including all necessary off-site sewer improvements, and obtain approval.
2. The subdivider shall install and dedicate main line sewers and serve each lot/building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
3. Comply with all other previously set conditions for TR 46018 to the satisfaction of Public Works.

  
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tr46018-11s-mod to recorded map rev5.doc

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Date 01-22-2015



TENTATIVE MAP DATED 12-30-2014  
EXHIBIT MAP DATED 12-30-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system (including any approved water pump stations) maintained by the water purveyor, with appurtenant facilities to serve all buildings/lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building/lot.
3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each multi-family and open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. All line of sight easements must be depicted on the landscape and irrigation plans.
7. Comply with all other previously set conditions for TR46018 to the satisfaction of Public Works.

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Date 01-22-2015